

205 – 231 Indian River Road and 222 Edison Road, Orange, CT

Industrial Land For Sale at \$5,800,000.00 OR For Lease: Price Upon Request



Industrial Land For Sale or Lease: 23.35 acres of land available immediately with potential to divide (\$375,000/acre), subject to zoning approval. Parcel has over 1,000 feet of road frontage on Indian River Road and road frontage on 222 Edison Road. The Edison Road extension creates easy access to I-95.

Neighbors include: PEZ Manufacturing Inc, Aurora Products, Inc., Numet Manufacturing and the newly built United Illuminating headquarters and operations center complex.

Near Yale University's West Campus- across from Christmas Tree Shop Retail Center and close to prime retail area on US RT 1 (Boston Post Rd). Located 0.9 Miles from I-95, Exit 41, 12 Miles from Igor Sikorsky Memorial Airport and 3 Miles from New Haven Metro North Train Station.

The Site

Land:	23.35 acres
Real Estate Taxes:	\$92,420.44 (2016)
Zoning:	L-2 Industrial

Three Mile Demographics

Population:	68,144
Median HH Income:	\$60,018

Features

Traffic Count:	20,400
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Utilities

Water/Sewer:	City/City
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Five Mile Demographics

Population:	162,398
Median HH Income:	\$55,954

Contact

Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

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